FILE BOX 45

# WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Thomas E. Richey | NEW OWNER | Map 98 |
| 5212 Alyadar Drive | | Group 2 |
| Hermitage, TN 37076 | | Parcel 16 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Daniel Bultsma and wife, Paula Bultsma**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Thomas E. Richey and wife, Shirley M. Richey**
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 37 on the Plan of Roxborough Subdivision, as of record in Book 5200, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 80 feet on the Easterly margin of Alyadar Drive and extends back 324.97 feet along the Southerly line which is a broken line and 290.00 feet on the Northerly line to a dead line in the rear measuring 48.62 feet thereon.

Being the same property conveyed to Daniel Bultsma and wife, Paula Bultsma, by deed from Wayne Mark Endicott and wife, Sherry Lynn Endicott, of record in Book 11706, Page 664, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5302, Page 669, said Register's Office.

This conveyance is subject to: (1) 2004 Taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Plat Book 5200, Pgae 63, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5212 Alyadar Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of September, 2004.

Daniel Bultsma

Paula Bultsma By Daniel Bultsma

Paula Bultsma
By: Daniel Bultsma, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/01/04 12:26 2pgs
Fees:13.00 Taxes:521.70

20041001-0118507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Bultsma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Daniel Bultsma with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Paula Bultsma as her Attorney-in-Fact, as the free act and deed of the within named Paula Bultsma.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.